

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.226 ACRE PARCEL
FOR KAREN SHUMAKER**

Being a parcel of land situated in part of Lots 23B and 24B of Glen Havens 3rd Subdivision, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at the Northwest Corner of Lot 22B, referenced by a found iron rod situated N 02° 26' 20" E a distance of 1.28 feet;

thence on an assumed bearing of S 00° 16' 00" W along the west line of said Lot 22B and Lot 23B a distance of 187.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 36' 20" E on a line a distance of 125.01 feet to a set iron rod marking the east line of said Lot 23B;

thence S 00° 16' 00" W along the east line of said Lot 24B and Lot 23B a distance of 81.73 feet to the northeast corner of a parcel of land now or formerly owned by W. (JR.) & M. Denney, passing a found iron rod a distance of 76.73 feet;

thence N 87° 36' 04" W along the north line of said W. (JR.) & M. Denney parcel a distance of 125.09 feet to a found iron rod marking the east line of Lot 19B;

thence N 00° 16' 00" E along the east line of said Lot 19B and Lot 20B a distance of 75.63 feet to the **POINT OF BEGINNING**.

Containing in all 0.226 acre of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in June 2025.

REFERENCE SURVEY VOL. C
PAGE 1946 IN THE TAX MAP OFFICE
'2025' Tract 2

Prior Deed References – OR 256, Page 1196

25078-S

Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°36'20"E DIST: 125.01
PT: 2 N: 0.8606 E: 125.0070
S0°16'00"W DIST: 81.73
PT: 3 N: -80.8685 E: 124.6267
N87°36'04"W DIST: 125.09
PT: 4 N: -75.6327 E: -0.3537
N0°16'00"E DIST: 75.63
PT: 5 N: -0.0035 E: -0.0017

CLOSING BEARING/DISTANCE: N26°07'38"E DIST: 0.0039

MISCLOSURE: N: -0.0035 E: -0.0017

AREA: 0.226 ACRES



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PAGE 1946 IN THE TAX MAP OFFICE

2025 Tract 2